

ENVIRONMENTAL ASSESSMENT

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Phase I Environmental Site Assessment of **PAMIDA-3037** 2702 Central Avenue Estherville, Iowa 51334

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EMG Project #: 76377.06R-113.111
Date of Conversion: April 19, 2006
Original Project #: 70599.05R-118.050
Date of Report: June 9, 2005
On site Date: May 31, 2005

PROJECT SUMMARY

Pamida

2702 Central Avenue

Estherville, Iowa 51334

Assessment Component	Acceptable	Routine Solution	Phase II	Estimated Cost §	Reference Section	Page
Historical Review	✓				4.	6
Operational Activities	✓				5.	7
Hazardous Materials	✓				5.	7
Waste Generation	✓				5.	7
PCBs	✓				5.	7
Asbestos		(1)		\$495	5.	7
Radon	✓				5.	7
Lead-Based Paint	✓				5.	7
Lead in Drinking Water	✓				5.	7
Tanks/Pipelines	✓				5.	7
Surface Areas	✓				5.	7
Mold	✓				5.	7
Adjacent Properties	✓				6.	10
Regulatory Database Review	✓				7.	11

Conditions noted in the Project Summary Table are representative of the overall conditions of the property. There may be more detail on specific assessment components in the report text, therefore the Project Summary Table should not be used as a stand alone document.

§ Costs depicted are for investigation/program development activities. Remediation costs, if required, will be identified as a result of the activities.

(1) Develop and implement an Asbestos Operations and Maintenance (O&M) Program for suspect asbestos-containing materials installed prior to 1985,



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1. CERTIFICATION

EMG has completed a Phase I Environmental Site Assessment of Pamida (the “Project”), located at 2702 Central Avenue in Estherville, Iowa 51334. The assessment was performed at the Client’s request using the methods and procedures consistent with good commercial and customary practice designed to conform with acceptable industry standards.

This report is addressed to Citigroup Global Markets Realty Corp., Barclays Capital Real Estate Inc. Corporation (“BCRE”) and its affiliates, and Spirit Finance Corporation. Citigroup Global Markets Realty Corp., BCRE and its affiliates, Spirit Finance Corporation, their respective successors and assigns (including, without limitation, investors who purchase the mortgage loan or a participation interest in the mortgage loan and the trustee in a securitization that includes the mortgage loan), each servicer of the mortgage loan, and all rating agencies involved in any sale, securitization or syndication involving the mortgage loan may use and rely upon this Report, including, without limitation, utilizing selected information from the Report in the offering materials (either in electronic or hard copy format) relating to any sale, securitization or syndication involving the mortgage loan. The Assessor agrees to cooperate in answering questions by any of the above parties in connection with the sale, securitization or syndication, as communicated by BCRE personnel. In addition, this Report or a reference to this Report may be included or quoted in any offering circular, registration statement, prospectus or sales brochure (either in electronic or hard copy format) in connection with a sale, securitization or syndication, or transaction involving such debt and or debt securities.

The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and EMG.

This report is not for the use or benefit of, nor may it be relied upon by any other person or entity except Citigroup Global Markets Realty Corp, BCRE and its affiliates, Spirit Finance Corporation, their respective successors and assigns, for any purpose without the advance written consent of EMG. In expressing the opinions stated in this report, EMG has exercised the degree of skill and care ordinarily exercised by a reasonable prudent environmental professional in the same community and in the same time frame given the same or similar facts and circumstances. Documentation and data provided by the Client, designated representatives of the Client or other interested third parties, or from the public domain, and referred to in the preparation of this assessment, have been used and referenced with the understanding that EMG assumes no responsibility or liability for their accuracy.

The independent conclusions represent our professional judgment based on information and data available to us during the course of this assignment. Factual information regarding operations, conditions, and test data provided by the Client or their representative have been assumed to be correct and complete. The conclusions presented are based on the data provided, observations, and conditions that existed on the date of the on site visit.

If you have any questions regarding this report, please contact the Technical Relationship Manager listed below at 800.733.0660, Ext. 6534.

Researched by: Valarie Shaddox, Project Manager

Surveyed by: Valarie Shaddox, Project Manager

Written by: Valarie Shaddox, Project Manager

Reviewed by:



Rebecca A. Bleakley for
LaNeicia A. Stone, Senior Technical Relationship Manager
lastone@emgcorp.com

2. EXECUTIVE SUMMARY

EMG performed a Phase I Environmental Site Assessment, that included on site observations of the accessible areas of Pamida (the "Project"), on May 31, 2005. The Project is located at 2702 Central Avenue in Estherville, Iowa 51334, and consists of approximately 4.7 acres.

The Project, originally constructed in 1976, is currently a Pamida retail facility. Current facility operations include retail sale of household goods, lawn care products, clothing, auto care products and a small amount of food products. Prior to construction of the current improvements, the Project was used as a single-family residence. Properties in the general vicinity of the Project include undeveloped land, retail and commercial land use.

The following summarizes the independent conclusions representing EMG's best professional judgment based on information and data available to us during the course of this assignment. Factual information regarding operations, conditions, and test data provided by the Client, owner, or their representative have been assumed to be correct and complete. Additionally, the conclusions presented are based on the conditions that existed at the time of the assessment.

The assessment was conducted utilizing generally accepted Phase I industry standards using the American Society for Testing and Materials (ASTM) Standard Practice E 1527-00 and the Bank of America Scope of Work.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of 2702 Central Avenue, the Project. Any exceptions, to or deletions from, this practice are described in the Scope of Work Section. Based on the results of the assessment, no recognized environmental conditions (RECs) were identified in connection with the Project or historical RECs were identified in connection with the Project.

The following item, though not an REC, was identified:

Asbestos-Containing Materials (ACM) (Section 5.)

- Suspect friable and non-friable ACM in the form of roofing materials, and resilient flooring materials were identified. These materials were observed to be in good condition. These materials can be maintained by use of an Operations and Maintenance (O&M) Program. A properly developed O&M Program is sufficient to maintain the property in accordance with current regulatory requirements.

2.1. RECOMMENDATIONS

The following additional action is recommended:

- The development and implementation of an Asbestos O&M Program. Costs indicated are for O&M Program Document development only. Comprehensive survey costs, if required, will be identified as a result of O&M Program implementation.

Associated cost estimate.....\$495



3. SCOPE OF WORK

EMG conducted a Phase I Environmental Site Assessment of the Project that consisted of a walk-through observation of the accessible areas and interviews with facility personnel and local agency representatives.

A Pre-Survey Questionnaire was completed as a part of this assessment which is included in the Appendices. The Questionnaire was completed with Mr. Steven Koenen. Information obtained from the Questionnaire has been used in the preparation of this report.

Visual observation above the drop ceiling tiles in the retail areas was not performed as a part of this assessment.

Visual observation of pipe chases and behind walls in the retail areas was not performed as a part of this assessment.

EMG reviewed available federal, state, and local records in an effort to identify sites of known or suspected hazardous waste activity located at or near the Project which could have an adverse impact on the Project. In an attempt to determine whether historical uses of the Project and surrounding area have had an environmental impact on the Project, EMG interviewed individuals knowledgeable about the Project and reviewed available pertinent records and documents. This assessment is based on the evaluation of the information gathered, laboratory analysis of samples collected (when required), and accessibility at the time of the assessment.

The purpose of this report is to provide the Client an assessment concerning environmental conditions (limited to those issues identified in the report) as they existed at the Project. The assessment was conducted utilizing generally accepted Phase I industry standards using the American Society for Testing and Materials (ASTM) Standard Practice E 1527-00 and the Bank of America Scope of Work. The scope of work included an evaluation of:

- The Project history in an attempt to identify any possible ownership(s) and/or uses that would suggest an impact to the environmental integrity of the Project as identified through review of reasonably ascertainable standard historical sources.
- Physical characteristics of the Project as identified through review of reasonably ascertainable topographic, wetlands, flood plain, soils, geology, and groundwater data.
- Current Project conditions (as applicable), including compliance with appropriate regulations as they pertain to the presence or absence of:
 - Facility storage tanks, drums, containers (above or below ground), etc.
 - Transformers and other electrical equipment which utilize fluid which may potentially contain PCBs
 - The use of hazardous materials/chemicals and petroleum products, and/or the generation, treatment, storage, or disposal of hazardous, regulated, or medical wastes
- A screening approach for the potential existence of:
 - Asbestos, including the identification of all suspect materials in accessible areas (interior and exterior) and the collection and analysis of three bulk samples from homogeneous areas of friable and damaged non-friable suspect ACM. Any materials not sampled are considered suspect until tested and proven otherwise. Friable materials are those which can be easily crumbled or pulverized by hand pressure.

This screening approach is not a comprehensive (i.e., AHERA-Style) asbestos survey, nor is it intended to fulfill the NESHAP requirements for demolition/renovation purposes, but is intended to identify the potential for an asbestos hazard in accessible areas. This screening is not intended to be used for demolition, abatement, renovation, or repair work.

The basis for “suspect” determination is taken from the materials listed in Appendix G of the United States Environmental Protection Agency (USEPA) publication Managing Asbestos in Place (the “Green Book”). Only materials listed in the Green Book which were installed prior to 1985 are considered suspect.

- Radon gas propensity, through the review of the USEPA's Map of Radon Zones and radon gas concentrations through the exposure and analysis of canisters, using the charcoal liquid scintillation method for all residential properties.
- Lead-based paint for properties constructed prior to 1978. The basis for this determination is taken from the Lead Paint Poisoning Act passed by the Congress of the United States that banned the use of lead paint starting January 1, 1978. Therefore, all paint applied prior to 1978 is considered suspect.
- Lead in water, based on information provided by the municipal water provider.
- Mold, including the identification of visible mold growth, conditions conducive for mold growth, and evidence of moisture in accessible areas of the Project. In addition, EMG interviewed Project personnel regarding any known or suspected mold contamination, water intrusion, or mildew like odor problems. Sampling was not performed as a part of this assessment. EMG notes that this assessment does not constitute a comprehensive mold survey of the Project, and the conclusions made are based solely on observable conditions in readily accessible interior areas of the Project on the assessment date.
- An evaluation of information contained in programs such as the NPL, CERCLIS, SHWS, RCRIS, SWF, LUST, and other governmental information systems within specific search distances of the Project. This evaluation was performed to identify any sites that would have the potential to impact the environmental integrity of the Project.

The regulatory agency report provided is based on an evaluation of the data collected and compiled by a contracted data research company. The report is based on a radius search which focuses on both the Project and neighboring sites that may impact the Project. Neighboring sites listed in governmental environmental records are identified within a specific search distance. The search distance varies depending upon the particular government record being checked. The search is designed to meet the requirements of ASTM Standard E 1527-00. The information provided is assumed to be correct and complete.

- Visual observation of the adjacent properties to identify high-risk neighbors and the potential for known or suspected contamination to migrate onto the Project.

4. HISTORICAL REVIEW

Based upon historical review, the previous Project use includes a single-family residence, prior to the development of the current Project improvements in 1976. The following historical resources were researched as part of the historical review:

Resource:	Available from:	Results:
Tax Map	Emmet County Tax Assessor's Office	The Project is listed as parcel 0513100008, part of lot 2 block 1 E'Ville Industrial Park.
Interviews	Mr. Steven Koenen, Manager	No environmentally significant information was identified through discussions with Mr. Koenen.
Local agency records	City of Estherville Fire Department	No environmentally significant information was identified on file for the Project.
	City of Estherville Building Department	No environmentally significant information was identified on file for the Project.
	Emmet County Zoning Department	No environmentally significant information was identified on file for the Project.
Historical Topographic Map dated: 1972	EDR	The Project is shown as unimproved. Adjacent properties shown as a mixture of undeveloped land, residential, and commercial property types. No environmental concerns with the Project or adjacent property uses.
City Directories dated: 1940 and 1945	City of Estherville Public Library	The Project address is not listed.
City Directories dated: 1950, 1955, 1960, 1965, and 1970	City of Estherville Public Library	The Project address is listed as a single-family residence.
City Directories dated: 1980, 1985, 1990, 1995, 2000 and 2002	City of Estherville Public Library EDR	The Project address is listed as Pamida. No environmentally significant occupants listed.
Aerial Photographs dated: 1939 and 1953	National Archives and Records Administration	The project is shown as unimproved. Adjacent properties are shown as a mix of unimproved land and single-family residences. No environmental concerns with the Project or adjacent property uses.
Aerial Photograph dated: 1995	TerraServer	The Project is shown as improved with what appears to be the current structure and associated parking area. Adjacent properties shown as a mixture of undeveloped land, residential, and commercial property types. No environmental concerns with the Project or adjacent property uses.
Previous Investigations and Assessments	N/A	None provided.
Plans and Specifications	N/A	None available at the Project or local agency offices visited for this assessment.

5. PROJECT RECONNAISSANCE

Property Summary	
Address:	2702 Central Avenue in Estherville, Emmet County, Iowa 51334
On site Point of Contact (POC)	Mr. Steven Koenen, Manager
Areas accessed:	Included all interior areas; all exterior areas (except the roof); and the Project boundaries.
Inaccessible areas:	
Weather conditions:	Clear, with temperatures in the mid-70s (°F) and light winds.
Current Project use:	The Project is currently a Pamida retail store.
Land area:	Approximately 4.7 acres.
Construction/renovation date(s):	1976 with a renovation in 1994
Improvements:	Project improvements consist of one single-story structure, landscaping, and surface-level asphalt paved parking/drive areas.
Water/sewer service:	The Project is serviced by public water and sanitary sewer systems.
Mechanical/HVAC systems:	A natural gas-fired water heater. Heat and air-conditioning are supplied to the Project from combination electrically operated and natural gas-fired units.
Topography	Source: Estherville, Iowa Topographic Quadrangle, published by the United States Geological Survey (USGS) and dated 1972: - Slope of the Project is to the southwest. - Slope in the general area of the Project is to the south and west. - The nearest surface water feature is Brown Creek, which is located approximately 2,000 feet to the south of the Project.
Wetlands	A National Wetlands Inventory (NWI) Map for the area of the Project, published by the United States Fish and Wildlife Service, was not identified at the local agencies visited as a part of this assessment; however, review of the USGS Topographic Map and observations during the on site assessment identified the following: - No surface water features or vegetation indicative of wetland areas (i.e., cattails and sedges) were identified at the Project or adjacent properties.
Floodplain	Review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency (FEMA) and dated July 1990, indicated the following: - The Project is located in Zone X, areas outside the 500-year flood plain with less than 0.2% annual probability of flooding. Annual Probability of Flooding of Less than one percent.

Property Summary	
Soils/Geology	<p>Review of the Soil Survey of Emmet County, Iowa was not available for review. However, soils information for the Project was available from EDR and indicated the following:</p> <ul style="list-style-type: none"> - The Project is located in an area comprised of one soil type known as the Clarion soil series. - The Clarion soil series is considered to be a moderately to well drained, silt loam textured soil with a depth of at least 60 inches. General characteristics of the Clarion soil include moderate permeability and a neutral to strongly acid soil reaction. Depth to the seasonal high water table is greater than 6 feet. <p>Review of the King and Beikman Geologic Map of the United States, published by the United States Geological Survey and dated 1974, indicated the following:</p> <ul style="list-style-type: none"> - The Project is located within the Central Lowland physiographic province of Iowa. The Project is further located over a Cretaceous-aged formation which consists of sedimentary rocks.
Groundwater Hydrology	<p>Review of the Groundwater Atlas of the United States, published by the USGS and dated 1992, indicated the following:</p> <ul style="list-style-type: none"> - The Project is located within the Cretaceous sandstone aquifer formation with estimated groundwater levels not indicated. Shallow groundwater flow is expected to follow the ground level slope of surface elevations towards the nearest open body of water or intermittent stream. The direction of this flow at the Project is anticipated to be toward the south and west. <p>Estimated groundwater levels may vary due to seasonal fluctuations in precipitation, local usage demands, geology, underground structures, or dewatering operations.</p>

Assessment component	Result:
Operational Activities/Noteworthy Tenants	<p>No noteworthy tenants occupy the Project and no environmentally significant operations are conducted at the Project.</p> <p>Considering the operations assessed at the Project, no environmental permits, registrations, or notifications appear to be required.</p>
Hazardous Materials and Petroleum Products Storage/Handling	<p>The Project is involved in the use and retail sale of hazardous materials in the form of routine janitorial/maintenance supplies and paint. No environmental concerns noted.</p>
Waste Generation, Treatment, Storage, and Disposal	<p>The Project generates non-hazardous solid and liquid wastes. No environmental concerns noted.</p>
Polychlorinated Biphenyls (PCBs)	<p>The Project is supplied with secondary electrical service from a utility owned pad-mounted vaulted transformer. No environmental concerns noted.</p> <p>A hydraulic cardboard bailer is located at the Project. Because the unit was installed prior to 1978 (the USEPA banned the manufacturing of PCB-containing hydraulic fluid in 1976, and the manufacture of PCBs ceased in 1977), EMG is of the opinion that the lift hydraulic fluid potentially contains PCBs. No environmental concerns noted.</p>
Asbestos-Containing Materials (ACM)	<p>Suspect non-friable ACM in the form of roofing materials and resilient flooring materials were identified. These materials were observed to be in good condition.</p>

Assessment component	Result:
Radon Gas	<p>Review of the USEPA's Radon Map for Emmet County, Iowa indicated that the Project is located in Zone 1, areas with a predicted average indoor radon screening level greater than 4 pCi/L (picoCuries per liter of air).</p> <p>In addition, based on the type of construction, the presence of commercial HVAC systems, and the commercial use of the building, there is reduced potential for the build-up of radon gas in the building at the Project.</p> <p>Consequently, based on the commercial use of the Project, radon sampling was not performed as a part of this assessment.</p>
Lead-Based Paint (LBP)	<p>The building at the Project was originally constructed in 1976. The painted surfaces were observed to be in good condition, with no chipping, peeling, or cracking paint observed.</p> <p>Based on the date of construction, there is a potential that the paint at the Project is lead based.</p>
Lead-in-Drinking Water	<p>According to a representative of the local water utility, the water supplied to the Project is within federal, state, and local drinking water quality standards.</p>
Facility Storage Tanks and Pipelines (above or belowground)	<p>No evidence of underground storage tanks (USTs), aboveground storage tanks (ASTs), or pipelines (above or belowground) were identified. No environmental concerns noted.</p>
Surface Areas	<p>No evidence of spills or staining was observed in the areas of hazardous material/petroleum product or waste generation/pre-disposal storage. No environmental concerns noted with surface areas.</p>
Mold	<p>EMG did not note obvious visual indications of the presence of mold, conditions conducive to mold, or evidence of moisture in readily accessible interior areas of the Project building.</p>

6. ADJACENT PROPERTIES

The following properties were observed:

Direction	Use(s)
North	The Project is bordered to the north by East Side Cycle/Ernie Williams LTD at 2603 Murray Road. Further northwest is Estherville Implement Company at 2703 Murray Road. This site had three USTs removed. See the UST table appended for further discussion on this site.
East	The Project is bordered to the east by Alco Discount at 2402 Central Avenue. Further east is undeveloped land.
South	The Project is bordered to the south by Western Power Electra Mold.
West	The Project is bordered to the west by a credit union bank. Further west is South 28 th Street.

Based on observations and available regulatory information, the adjacent property uses are not anticipated to adversely impact the environmental integrity of the Project.

7. REGULATORY DATABASE REVIEW

EMG obtained a regulatory database report from Environmental Data Resources, Inc. (EDR) in an effort to determine if the Project is a listed regulatory site and whether there are any mappable regulatory database sites; the regulatory database search was run in accordance with the scope of work for this assessment. In addition, EMG reviewed the unmappable sites in the database report, cross-referencing addresses and site names. Unmappable sites are environmental risk sites that cannot be plotted with confidence, but can be located by zip code or city name. In general, a site cannot be geocoded because of inaccurate or missing location information in the record provided by the agency. A copy of the Regulatory Database Report is included in the Appendices, Section 8.

Based on review of the regulatory database report, and by cross-referencing name, address, and zip code, EMG concludes that the Project is not a listed site.

The area search of the Project for sites listed in these databases identified one site within the specified search radii.

Based on various factors such as distance, topographic relations, estimated groundwater flow, and/or regulatory status, the off site listed property is not anticipated to have adversely impacted the environmental integrity of the Project

8. APPENDICES

APPENDIX A: Photographic Documentation

APPENDIX B: Field Sketch

APPENDIX C: Maps and Aerial Photographs

APPENDIX D: Records of Communication

APPENDIX E: Regulatory Database Report

APPENDIX F: Supporting Documentation

APPENDIX G: Resumes

**APPENDIX A:
PHOTOGRAPHIC DOCUMENTATION**



Photo #1: Signage



Photo #2: Overview



Photo #3: Left elevation



Photo #4: Right elevation



Photo #5: Hydraulic cardboard bailer



Photo #6: Natural gas-fired hot water heater



Photo #7: Paint used for Project upkeep



Photo #8: Natural gas-fired space heater in warehouse



Photo #9: Warehouse area



Photo #10: Interior of sales area

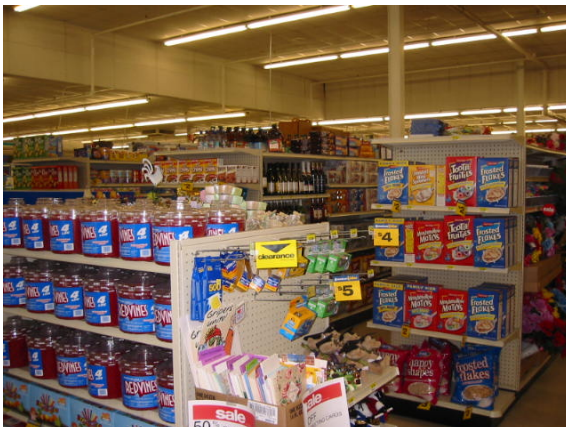


Photo #11: Interior of sales area



Photo #12: Transformer



Photo #13: Downspout



Photo #14: Dumpster



Photo #15: Property adjacent to the west — Alco Discount Store, no issues



Photo #16: Property adjacent to the south — Western Power Electra Mold Company, no issues



Photo #17: Property adjacent to the north — East Side Cycle and Ernie Williams LTD, no issues



Photo #18: Property adjacent to the east — Credit Union, no issues

**APPENDIX B:
FIELD SKETCH**

Field Sketch



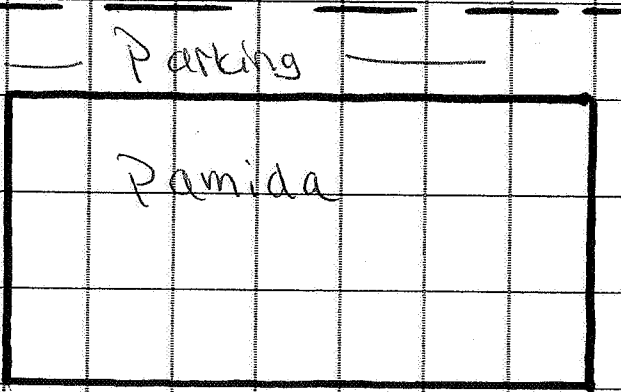
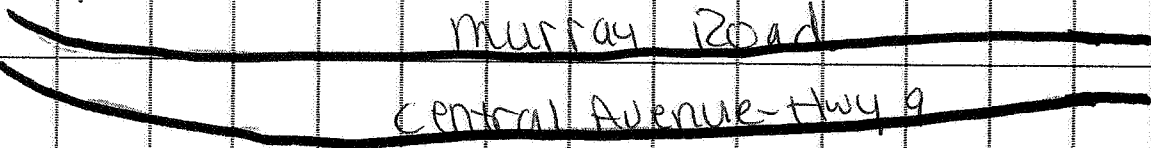
former UST'S (No issues) (No issues)

Estherville
Implement Co.
2703 Murray

East side
cycle
2603 Murray Road

Ernie
Williams, LTD
Murray Road

2100 5th



ALCO
Discount
(No issues)

Credit
Union
(No issues)

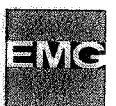
2100 5th

2402
Central
Avenue

T D



Western Power
Electra mold
(No issues)



Key:

T-transformer
D-Dumpster

- - - Approximate Project
Boundary

Project Number:

70599.05P-118.050

Project Name:

Pamida

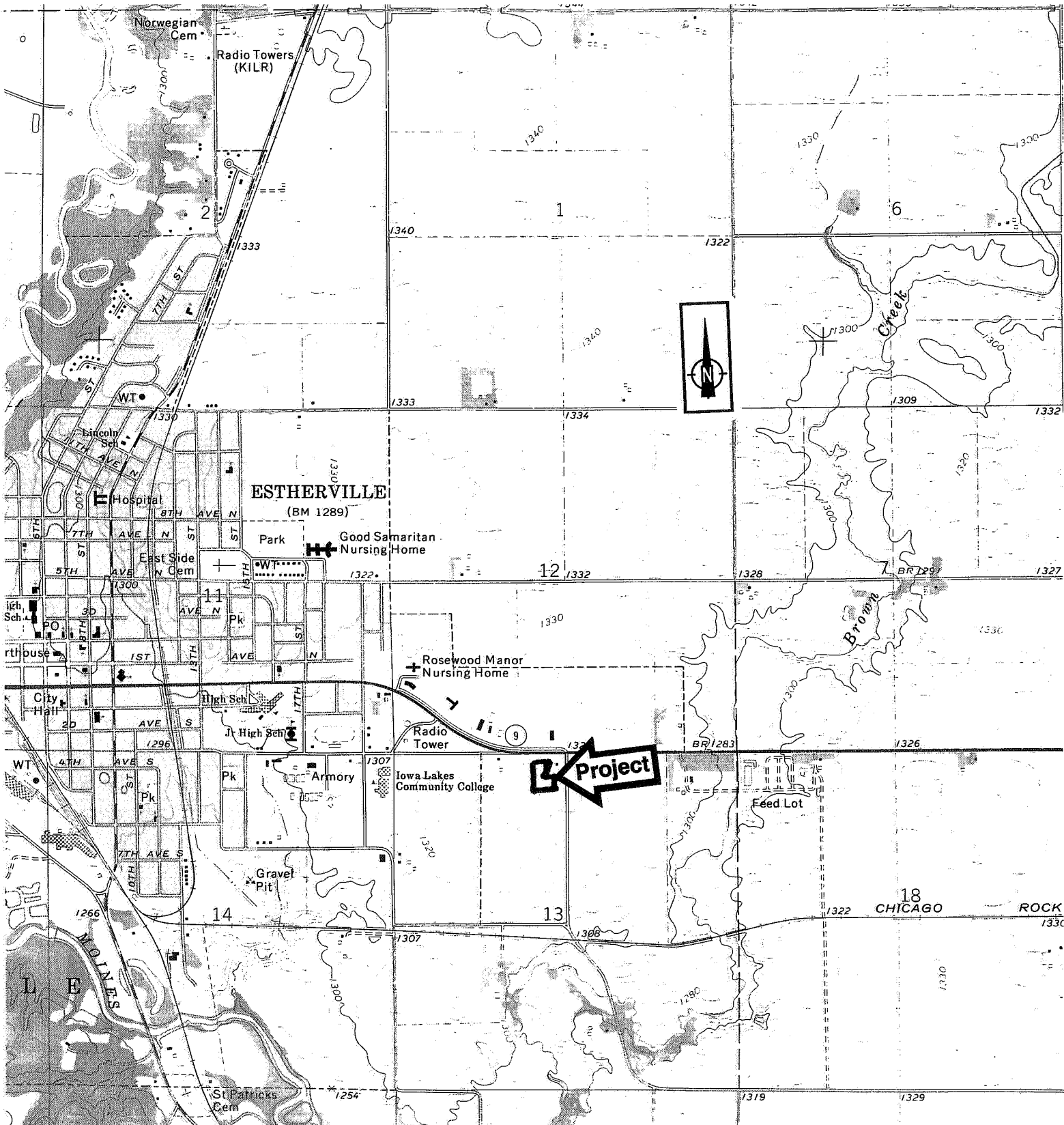
On-Site Date:


May 31, 2005

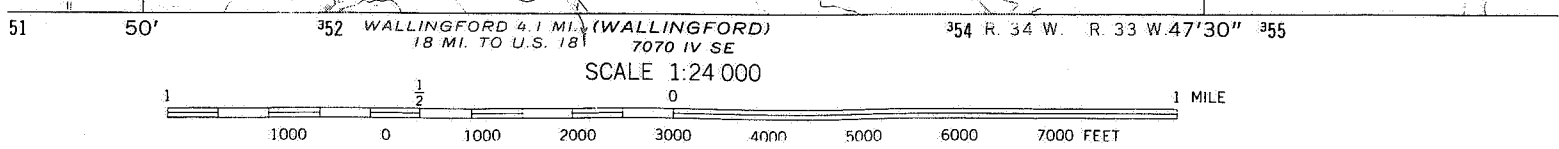
Not drawn to scale.

The north arrow indicator is an approximation of 0° North.

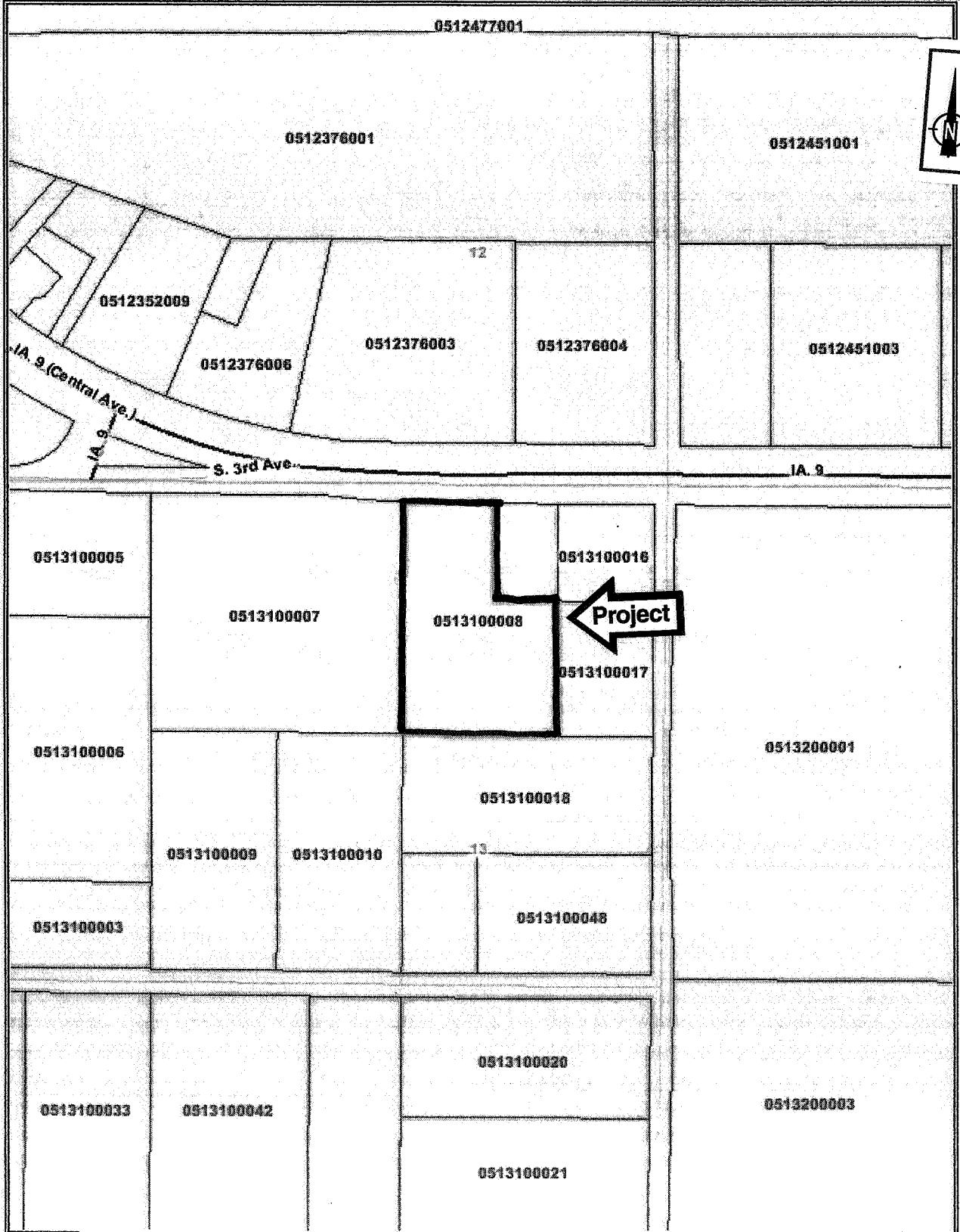
**APPENDIX C:
MAPS AND AERIAL PHOTOGRAPHS**



	Project Number: 70599.05R-118.050
	Project Name: Shopko
	Description: 1972 USGS Topographic Map Estherville, Iowa Quadrangle
	The north arrow indicator is an approximation of 0°North



Emmet County, IA



Project Number: 70599.05R-118.050
 Project Name: Shopko
 Description: 2005 Tax Map
 The north arrow indicator is an approximation of 0°North

Yahoo! My Yahoo! Mail

YAHOO! LOCAL
Maps

Welcome, **jshaddox**
[Sign Out, My Account]

Search the Web

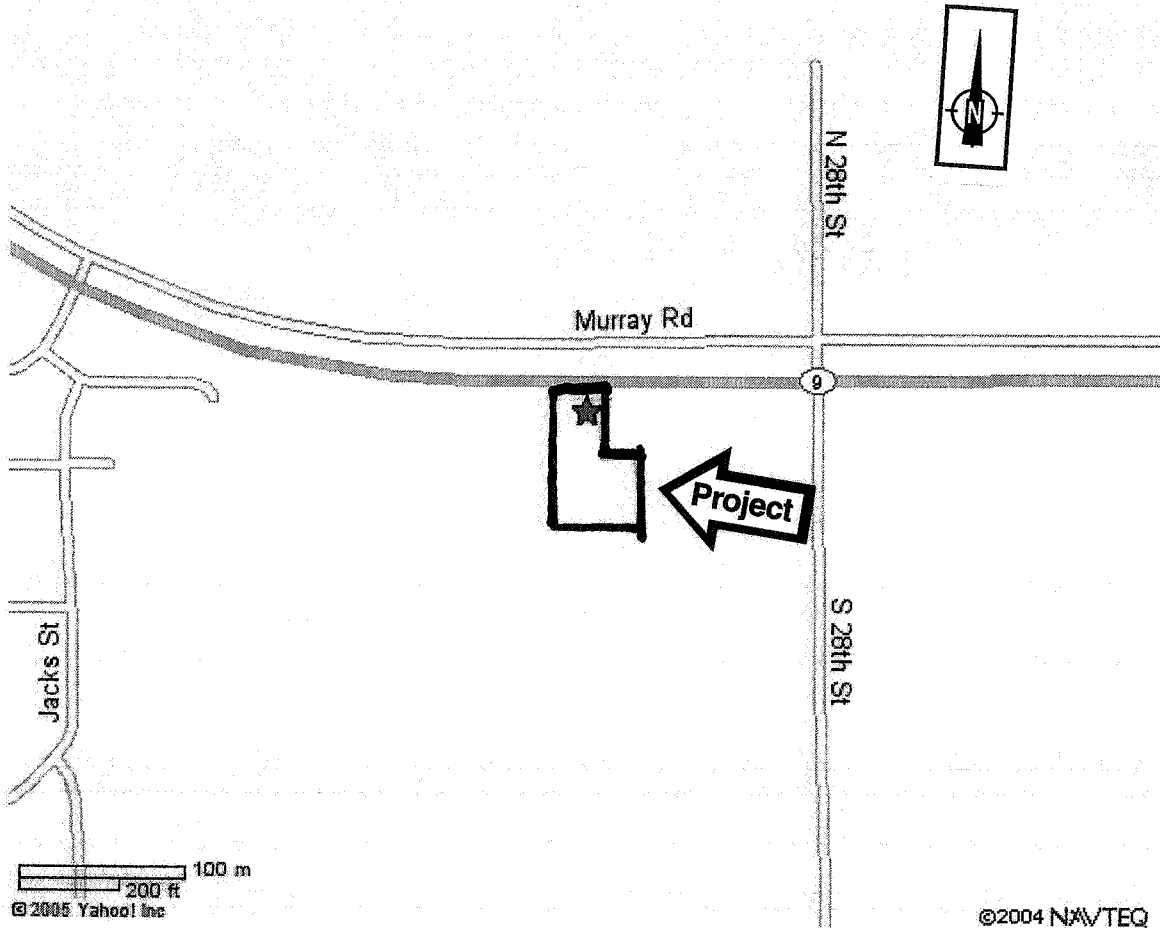
Me

Yahoo! Maps - Estherville, IA 51334-2779

<< Back to Map

★ 2702 Central Ave Estherville, IA 51334-2779

YAHOO!



When us
exists, w
planning



Project Number: 70599.05R-118.050
 Project Name: Shopko
 Description: Street Map
 The north arrow indicator is an approximation of 0°North

Feedback

Send To Printer

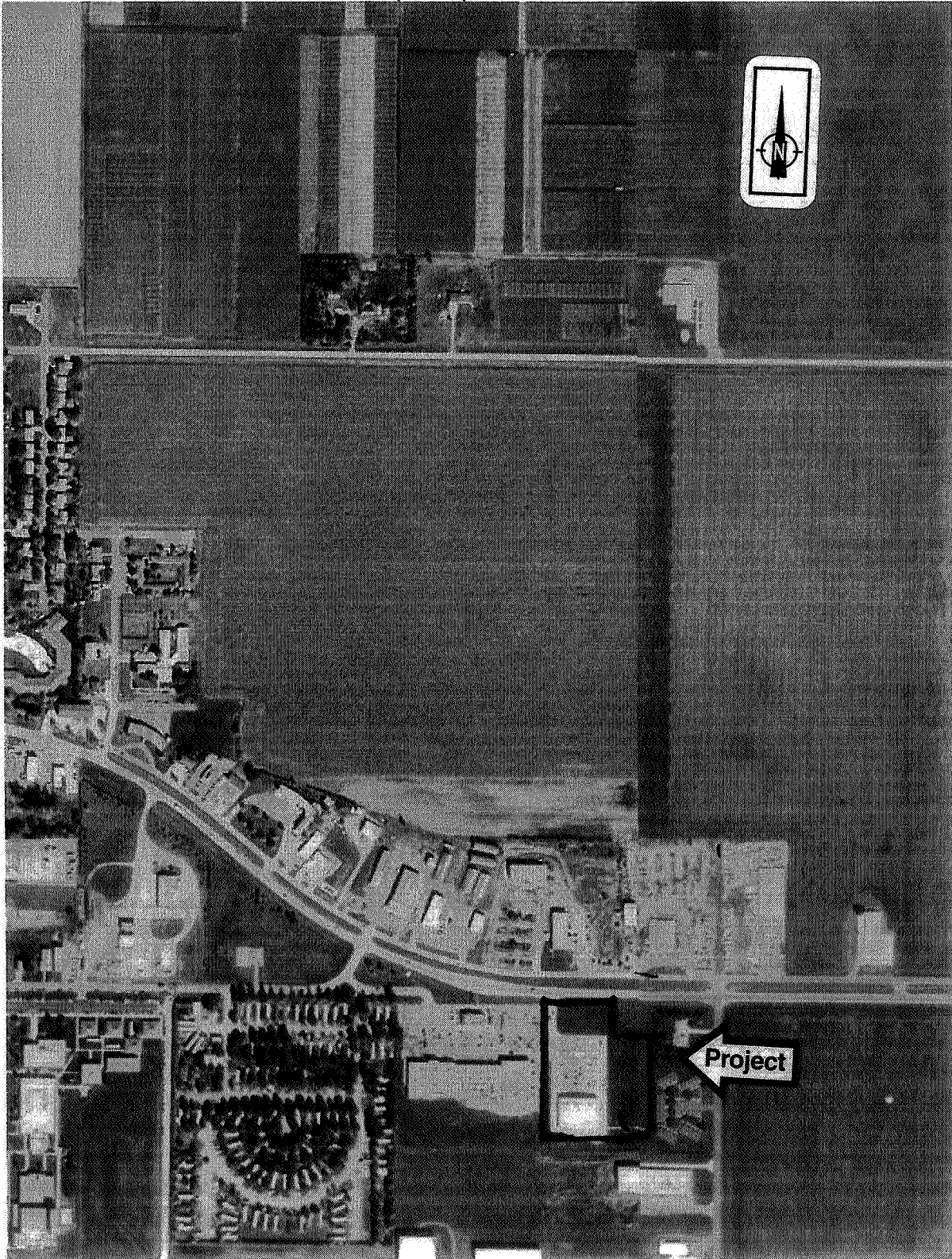
Back To TerraServer

Change to 11x17 Print Size

Show Grid Lines

Change to Landscape

USGS Estherville, Iowa, United States 11 Oct 1995



Project Number: 70599.05R-118.050
Project Name: Shopko
Description: 1995 Aerial Photograph
The north arrow indicator is an approximation of 0°North

**APPENDIX D:
RECORDS OF COMMUNICATION**

ENVIRONMENTAL

ASSESSMENT

76377.06R-113.111

RECORD OF COMMUNICATION

Date: May 31, 2005 Time: 1:00
Project Number: 76377.06R-113.111 Recorded by: Valarie Shaddox
Project Name: Pamida

Communication with: Mr. Steven Koenen, Manager
of: Pamida
Phone: (712) 362-7264

Communication via:
 Telephone Conversation
 Discussions During Site Assessment
 Office Visitation/Meeting at:
 Other:

Re:
Project

Summary of Communication:

Mr. Koenen stated that the Project was constructed in 1976 and that prior to development, the land was used as a single-family residence. He further stated that the Project is a retail store and that there has never been any underground or aboveground storage tanks located at the Project. Mr. Koenen stated that the ceiling tiles have all been replaced within the last ten years. He further stated that there are no damaged floor tiles. Mr. Koenen stated that he has been associated with the Project for ten years and has lived in the area for over 30 years.



RECORD OF COMMUNICATION

Date: May 31, 2005 Time: 3:30
Project Number: 76377.06R-113.111 Recorded by: Valarie Shaddox
Project Name: Pamida

Communication with: Mr. Sanders
of: City of Estherville Building Department
Phone: (712) 362-7431

Communication via:
 Telephone Conversation
 Discussions During Site Assessment
 Office Visitation/Meeting at: Building department
Other:

Re:
Project

Summary of Communication:
Mr. Sanders stated that the building permit for the Project was issued in 1976. He further stated that there was a single-family residence occupying the land until 1976. Mr. Sanders stated that records are kept dating back to 1970.



RECORD OF COMMUNICATION

Date: May 31, 2005 Time: 3:45
Project Number: 76377.06R-113.111 Recorded by: Valarie Shaddox
Project Name: Pamida

Communication with: Ms. Shawn
of: City of Estherville Fire Department
Phone: (712) 362-2453

Communication via:
Telephone Conversation
Discussions During Site Assessment
 Office Visitation/Meeting at: Fire department
Other:

Re:
Project

Summary of Communication:

Ms. Shawn stated that there are no records of past or current underground or aboveground storage tanks located at the Project address. She further stated that there are no records of incidents at the Project. Ms. Shawn stated that records are kept dating back to 1971.



RECORD OF COMMUNICATION

Date: May 31, 2005 Time: 4:00
Project Number: 76377.06R-113.111 Recorded by: Valarie Shaddox
Project Name: Pamida

Communication with: Mr. Jordan
of: Emmet County Zoning Department
Phone: (712) 362-7431

Communication via:
Telephone Conversation
Discussions During Site Assessment
 Office Visitation/Meeting at: Zoning department
Other:

Re:
Project

Summary of Communication:
Mr. Jordan stated that the Project is currently zoned Highway Commercial. He further stated that there are no records of previous zoning for the Project address. Mr. Jordan stated that records are kept dating back to 1970.



ENVIRONMENTAL

ASSESSMENT

76377.06R-113.111

RECORD OF COMMUNICATION

Date: May 31, 2005 Time: 4:20
Project Number: 76377.06R-113.111 Recorded by: Valarie Shaddox
Project Name: Pamida

Communication with: Ms. Jacobs
of: City of Estherville Water Department
Phone: (712) 362-3574

Communication via:

- Telephone Conversation
 Discussions During Site Assessment
 Office Visitation/Meeting at:
 Other:

Re:
Project

Summary of Communication:

Ms. Jacobs stated that the water at the Project meets all federal, local and state regulations. She further stated that there are no records of complaints or concerns regarding the water.



ENVIRONMENTAL

ASSESSMENT

76377.06R-113.111

RECORD OF COMMUNICATION

Date: May 31, 2005 Time: 4:30
Project Number: 76377.06R-113.111 Recorded by: Valarie Shaddox
Project Name: Pamida

Communication with: Ms. Hamilton
of: Iowa Lakes Electric Cooperative
Phone: (800) 225-4532

Communication via:

- Telephone Conversation
Discussions During Site Assessment
Office Visitation/Meeting at:
Other:

Re:
Project

Summary of Communication:

Ms. Hamilton stated that the pad-mounted transformer at the Project is classified as "Non-PCB". She further stated that there are no records of leaks or damage associated with the transformer.



PRE-SURVEY QUESTIONNAIRE

Person completing form: Mr. Steven Koenen Date: May 31,2005
 Association with Project: Manager Phone Number: (712) 362-7264
 Project Name: Pamida Project Number: 76377.06R-113.111

Directions: Please answer all questions to the best of your knowledge and in good faith. Mark the column corresponding to the appropriate response. Note: U-NR indicated "Unknown" or "No Response".

QUESTION	OWNER/OCCUPANT			COMMENTS
	Yes	No	U-NR	
1A. Is the Project used for an industrial use?		X		
1B. Are any Adjoining Properties used for an industrial use?		X		
2A. To the best of your knowledge, has the Project been used for an industrial use in the past?		X		
2B. To the best of your knowledge, has any Adjoining Properties been used for an industrial use in the past?		X		
3A. Is the Project used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		X		
3B. Is any Adjoining Property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		X		
4A. To the best of your knowledge, has the Project been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		X		
4B. To the best of your knowledge, has any Adjoining Property been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		X		



ENVIRONMENTAL

ASSESSMENT

76377.06R-113.111

QUESTION		OWNER/OCCUPANT			COMMENTS
		Yes	No	U-NR	
5A.	Are there currently any automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of greater than five gallons in volume or fifty gallons in the aggregate, stored on or used at the Project?		X		
5B.	To the best of your knowledge, have there been previously any automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of greater than five gallons in volume or fifty gallons in the aggregate, stored on or used at the Project?		X		
6A.	Are there currently any industrial Drums (typically 55-gallon) or sacks of chemicals located on the Project?		X		
6B.	To the best of your knowledge, have there been previously any industrial Drums (typically 55-gallon) or sacks of chemicals located on the Project?		X		
7A.	Are there currently any groundwater monitoring wells or other groundwater wells (i.e., potable drinking water wells) located on the Project?		X		
7B.	To the best of your knowledge, have there been previously any groundwater monitoring wells or other groundwater wells (i.e., potable drinking water wells) located on the Project?		X		
8A.	Has Fill Dirt been brought onto the Project which originated from a contaminated site?		X		
8B.	Has Fill Dirt been brought onto the Project which is of an unknown origin?		X		
9A.	Are there currently any Pits, Ponds or Lagoons located on the Project in connection with waste treatment or waste disposal?		X		
9B.	To the best of your knowledge, have there been previously any Pits, Ponds or Lagoons located on the Project in connection with waste treatment or waste disposal?		X		
10A.	Is there currently, any stained soil on the Project?		X		
10B.	To the best of your knowledge, has there been previously any stained soil on the Project?		X		
11A.	Are there currently any registered or unregistered storage tanks (above or underground) located on the Project?		X		
11B.	To the best of your knowledge, have there been previously any registered or unregistered storage tanks (above or underground) located on the Project?		X		



ENVIRONMENTAL

ASSESSMENT

76377.06R-113.111

	QUESTION	OWNER/OCCUPANT			COMMENTS
		Yes	No	U-NR	
12A.	Are there currently any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the Project or adjacent to any structure located on the Project?		X		
12B.	To the best of your knowledge, have there been previously any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the Project or adjacent to any structure located on the Project?		X		
13A.	Are there currently any flooring, drains, or walls located at the Project that are stained by substances other than water or are emitting foul odors?		X		
13B.	To the best of your knowledge, have there been previously any flooring, drains, or walls located at the Project that are stained by substances other than water or are emitting foul odors?		X		
14A.	If the Project is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system?				N/A
14B.	If the Project is served by a private well or non-public water system, has the well been designated as contaminated by any government environmental/health agency?				N/A
15.	Are there any Environmental Liens or governmental notification relating to past or current violations of environmental laws with respect to the Project or any facility located on the Project?		X		
16A.	Has the owner or occupant of the Project been informed of the past existence of Hazardous Substances or Petroleum Products with respect to the Project or any facility located on the Project?		X		
16B.	Has the owner or occupant of the Project been informed of the current existence of Hazardous Substances or Petroleum Products with respect to the Project or any facility located on the Project?		X		
16C.	Has the owner or occupant of the Project been informed of the past existence of environmental violations with respect to the Project or any facility located on the Project?		X		
17.	Have there been any Environmental Site Assessments of the Project that indicated the presence of Hazardous Substances or Petroleum Products on, or contamination of, the Project or recommended further assessment of the Project?		X		



ENVIRONMENTAL

ASSESSMENT

76377.06R-113.111

QUESTION		OWNER/OCCUPANT			COMMENTS
		Yes	No	U-NR	
18.	Are there any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any Hazardous Substance or Petroleum Products involving the Project?		X		
19A.	Does the Project discharge waste water on or adjacent to the project, other than storm water, into a storm water sewer system?		X		
19B.	Does the Project discharge waste water on or adjacent to the project, other than storm water, or into a sanitary system?		X		
20.	Have any Hazardous Substances or Petroleum Products, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned on the Project?		X		
21.	Is there a transformer, capacitor or any hydraulic equipment for which there are any records indicating the presence of PCBs?		X		
22.	Is there now or has there ever been any asbestos-containing materials (ACM), in any application, on the Project?			X	
23.	Has there ever been any ACM testing conducted on the Project?		X		
24.	Is there an Asbestos Operations and Maintenance (O&M) Program in place at the Project?		X		
25.	Is there now or has there ever been any lead-based paint (LBP) applications on the Project?		X		
26.	Has there ever been LBP testing conducted on the Project?		X		
27.	Is there a Lead Paint Operations and Maintenance (O&M) Program in place at the Project?		X		
28.	Has the water at the Project ever been tested for lead?		X		
29.	Has Radon testing ever been conducted at the Project?		X		
30.	Are there any other Operations and Maintenance (O&M) Programs in place that we should be made aware of?		X		
31.	Is the Project or any portion of the Project located or involved in any environmentally sensitive areas (i.e., wetlands, coastal barrier resource areas, coastal barrier improvement act areas, flood plains, endangered species, etc.)?		X		



ENVIRONMENTAL

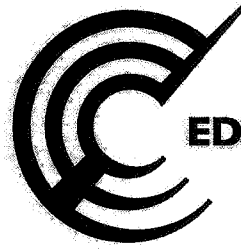
ASSESSMENT

76377.06R-113.111

QUESTION	OWNER/OCCUPANT			COMMENTS
	Yes	No	U-NR	
32. Do you know or suspect that mold was or is present in the building(s) or HVAC system? - If "Yes", proceed to question #33. - If "No", skip question #33 and proceed to question #34.		X		
33. Are there reliable procedures that specify the actions (i.e. operations and maintenance) to be taken to prevent and/or respond to mold or mold producing problems?				
34. Is there a Mold Operations and Maintenance (O&M) Program in place at the Project?		X		
35. Is the HVAC system inspected at least annually?	X			
36. Have identified HVAC problems been corrected in a timely manner?	X			
37. Is there now, or has there ever been evidence of mold or mildew present at the building(s)? If so, when?		X		
38. Is there now, or has there ever been any water damage in the building(s), whether from flooding, plumbing, roof leaks, or other sources? If so, when?	X			Occasional roof leaks, they are repaired immediately.
39. Has there ever been any sort of Indoor Air Quality or Mold Testing conducted in the building(s)?		X		
40. Summarize historical Project use (when was the Project developed with the current improvements, what modifications have taken place, what was the Project used for prior to it's current use)				Project constructed in 1976. Prior to development, the land was used as a single-family residence.



**APPENDIX E:
REGULATORY DATABASE REPORT**



EDR® Environmental
Data Resources Inc

The EDR Radius Map

Prepared for EMG

Project #: 113.111

**Pamida
2702 Central Avenue
Estherville, IA 51334**

Inquiry Number: 1592677.1s

January 13, 2006

The Standard in Environmental Risk Management Information

440 Wheelers Farms Road
Milford, Connecticut 06461

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

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 <u>GEOCHECK ADDENDUM</u>	
GeoCheck - Not Requested	
Orphan Details.....	OD-1

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

2702 CENTRAL AVENUE
ESTHERVILLE, IA 51334

COORDINATES

Latitude (North): 43.399200 - 43° 23' 57.1"
Longitude (West): 94.807900 - 94° 48' 28.4"
Universal Transverse Mercator: Zone 15
UTM X (Meters): 353593.1
UTM Y (Meters): 4806518.5

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: 43094-D7 ESTHERVILLE, IA
Source: USGS 7.5 min quad index

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

FEDERAL RECORDS

NPL National Priority List
Proposed NPL Proposed National Priority List Sites
Delisted NPL National Priority List Deletions
NPL Liens Federal Superfund Liens
CERCLIS Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP CERCLIS No Further Remedial Action Planned
CORRACTS Corrective Action Report
RCRA-TSDF Resource Conservation and Recovery Act Information
RCRA-LQG Resource Conservation and Recovery Act Information
ERNS Emergency Response Notification System

EXECUTIVE SUMMARY

HMIRS	Hazardous Materials Information Reporting System
US ENG CONTROLS	Engineering Controls Sites List
US INST CONTROL	Sites with Institutional Controls
DOD	Department of Defense Sites
FUDS	Formerly Used Defense Sites
US BROWNFIELDS	A Listing of Brownfields Sites
CONSENT	Superfund (CERCLA) Consent Decrees
ROD	Records Of Decision
UMTRA	Uranium Mill Tailings Sites
ODI	Open Dump Inventory
TRIS	Toxic Chemical Release Inventory System
TSCA	Toxic Substances Control Act
FITS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
SSTS	Section 7 Tracking Systems
PADS	PCB Activity Database System
MLTS	Material Licensing Tracking System
MINES	Mines Master Index File
FINDS	Facility Index System/Facility Registry System
RAATS	RCRA Administrative Action Tracking System

STATE AND LOCAL RECORDS

SHWS	Registry of Hazardous Waste or Hazardous Substance Disposal Sites
SWF/LF	Permitted Solid Waste Management Facilities
LUST	Leaking Underground Storage Tank Data
LAST	Leaking Aboveground Storage Tank Sites
AST	Aboveground Storage Tank Sites
SPILLS	Spills Database
INST CONTROL	Sites with Institutional Controls
VCP	Land Recycling Program Sites
DRYCLEANERS	Iowa Drycleaner List

BROWNFIELDS

BROWNFIELDS	Brownfields Site Listing
--------------------	--------------------------

TRIBAL RECORDS

INDIAN RESERV	Indian Reservations
INDIAN UST	Underground Storage Tanks on Indian Land

EDR PROPRIETARY RECORDS

Manufactured Gas Plants	EDR Proprietary Manufactured Gas Plants
--------------------------------	---

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in *bold italics* are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

FEDERAL RECORDS

RCRAInfo:RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System(RCRIS). The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

A review of the RCRA-SQG list, as provided by EDR, and dated 10/14/2005 has revealed that there is 1 RCRA-SQG site within approximately 0.125 miles of the target property.

<u>Site</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
ESTHERVILLE IMPLEMENT COMPANY	2703 MURRAY RD	0 - 1/8 NNW	A1	6

STATE AND LOCAL RECORDS

UST:The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Natural Resources' Underground Storage Tank Data list.

A review of the UST list, as provided by EDR, and dated 10/27/2005 has revealed that there is 1 UST site within approximately 0.125 miles of the target property.

<u>Site</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
ESTHERVILLE IMPLEMENT CO	2703 MURRAY	0 - 1/8 NNW	A2	6

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

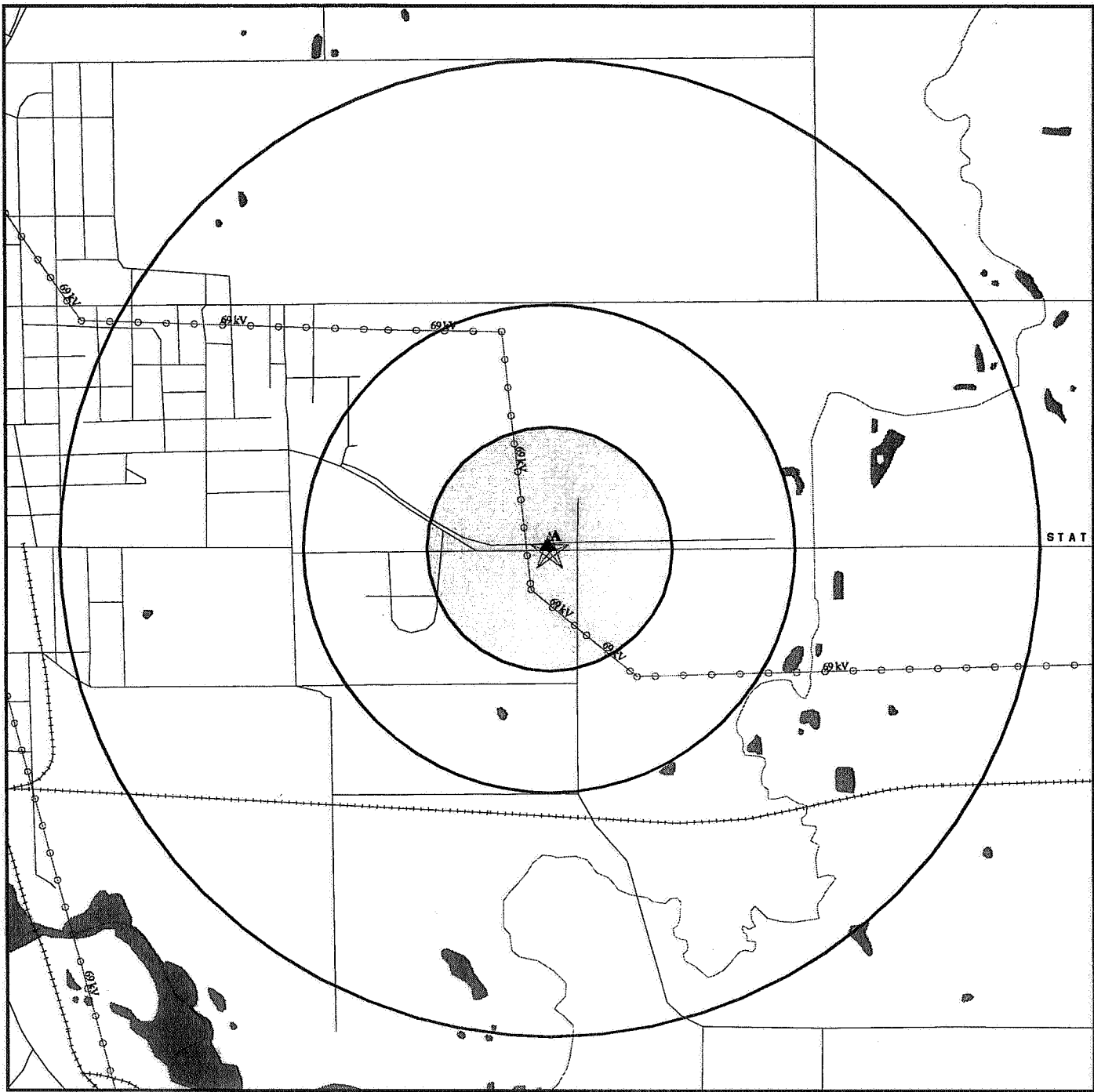
Site Name

GOLDEN SUN FEEDS INC
KENT FEEDS INC
JAMES HARTMAN
HOLIDAY EXPRESS CORP

Database(s)

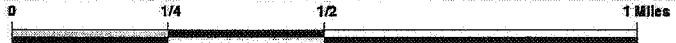
CERC-NFRAP
LUST, UST
UST
UST

OVERVIEW MAP - 1592677.1s



- ★ Target Property
- ▲ Toxic Sites
- ▲ Manufactured Gas Plants
- ▨ National Priority List Sites
- ▨ Landfill Sites
- ▨ Dept. Defense Sites

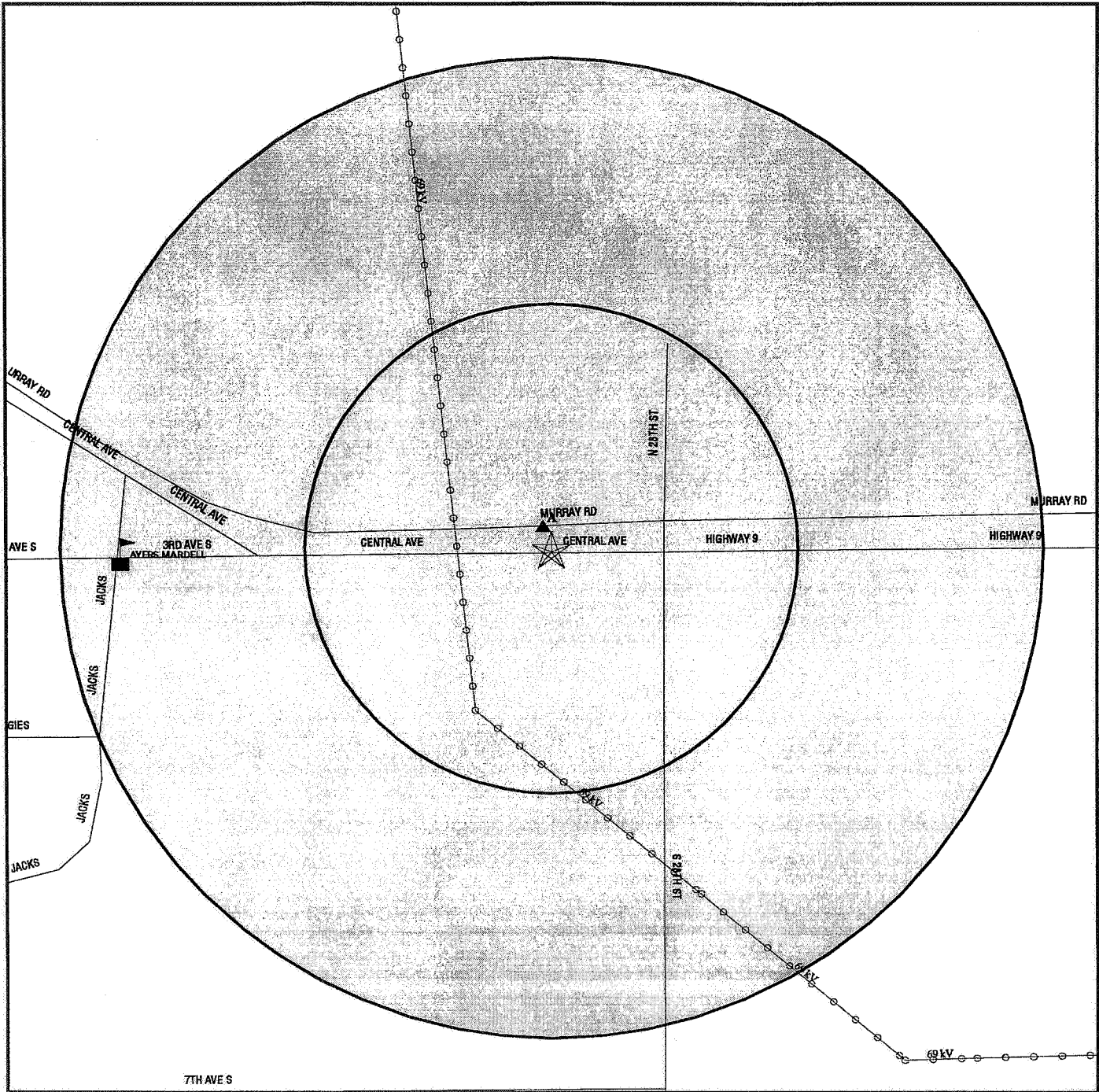
- ▨ Indian Reservations BIA
- ~ Power transmission lines
- ~ Oil & Gas pipelines
- Federal Wetlands



SITE NAME: Pamida
ADDRESS: 2702 Central Avenue
 Estherville IA 51334
LAT/LONG: 43.3992 / 94.8079

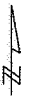
CLIENT: EMG
CONTACT: Robyn Kennedy
INQUIRY #: 1592677.1s
DATE: January 13, 2006

DETAIL MAP - 1592677.1s



- ★ Target Property
- ▲ Toxic Sites
- ▲ Manufactured Gas Plants
- ⚡ Sensitive Receptors
- ▨ National Priority List Sites
- ▨ Landfill Sites
- ▨ Dept. Defense Sites

- ▨ Indian Reservations BIA
- ⚡ Power transmission lines
- ⚡ Oil & Gas pipelines



<p>SITE NAME: Pamida ADDRESS: 2702 Central Avenue Estherville IA 51334 LAT/LONG: 43.3992 / 94.8079</p>	<p>CLIENT: EMG CONTACT: Robyn Kennedy INQUIRY #: 1592677.1s DATE: January 13, 2006</p>
--	---

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Target Property</u>	<u>Search Distance (Miles)</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
<u>FEDERAL RECORDS</u>								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
NPL Liens	TP		NR	NR	NR	NR	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		0.500	0	0	0	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
RCRA TSD		0.500	0	0	0	NR	NR	0
RCRA Lg. Quan. Gen.		0.125	0	NR	NR	NR	NR	0
RCRA Sm. Quan. Gen.		0.125	1	NR	NR	NR	NR	1
ERNS	TP		NR	NR	NR	NR	NR	0
HMIRS	TP		NR	NR	NR	NR	NR	0
US ENG CONTROLS		0.500	0	0	0	NR	NR	0
US INST CONTROL		0.500	0	0	0	NR	NR	0
DOD	TP		NR	NR	NR	NR	NR	0
FUDS		1.000	0	0	0	0	NR	0
US BROWNFIELDS	TP		NR	NR	NR	NR	NR	0
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
UMTRA		0.500	0	0	0	NR	NR	0
ODI		0.500	0	0	0	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
MINES		0.125	0	NR	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
<u>STATE AND LOCAL RECORDS</u>								
State Haz. Waste		1.000	0	0	0	0	NR	0
State Landfill		0.500	0	0	0	NR	NR	0
LUST		0.500	0	0	0	NR	NR	0
UST		0.125	1	NR	NR	NR	NR	1
LAST	TP		NR	NR	NR	NR	NR	0
AST	TP		NR	NR	NR	NR	NR	0
SPILLS	TP		NR	NR	NR	NR	NR	0
INST CONTROL	TP		NR	NR	NR	NR	NR	0
VCP		1.000	0	0	0	0	NR	0
DRYCLEANERS		0.125	0	NR	NR	NR	NR	0
<u>BROWNFIELDS</u>								
BROWNFIELDS		0.500	0	0	0	NR	NR	0
<u>TRIBAL RECORDS</u>								
INDIAN RESERV		1.000	0	0	0	0	NR	0

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Target Property</u>	<u>Search Distance (Miles)</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
INDIAN UST		TP	NR	NR	NR	NR	NR	0
<u>EDR PROPRIETARY RECORDS</u>								
Manufactured Gas Plants		1.000	0	0	0	0	NR	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

**APPENDIX F:
SUPPORTING DOCUMENTATION**

There were no on site ASTs or USTs identified. In addition, there were no ASTs identified on the abutting/adjacent off site properties. Also, there were no ASTs or USTs identified within the remaining 0.25-mile radius of the Project.

AST/UST Table									
Site/Location Of Tanks	Number Of Tanks	Size (gallons)	Contents	Construction	Type (AST/UST)	Status Active(A) Inactive (I) †	Registered (Yes/No)	LUST (Yes/No)	Year Installed
Estherville Implement Company/2703 Murray Road	3	1,000 and two-500-gallon	Gasoline, diesel and used oil	Steel	UST	I(R)	Yes	No	1977, 1981 and 1990

LUST = Leaking Underground Storage Tank

† I(R) = Permanently removed from the ground





EDR™ Environmental
Data Resources Inc

"Linking Technology with Tradition"®

Sanborn® Map Report

Ship To: Robyn Kennedy

EMG

11011 McCormick Road

Hunt Valley, MD 21031

Order Date: 5/4/2005 **Completion Date:** 5/5/2005

Inquiry #: 1413792.3s

P.O. #: 70599.118.050

Site Name: Pamida -118

Address: 2702 Central Avenue

City/State: Estherville, IA 51334

Cross Streets:

Customer Project: 70599.118.050

1011857SIL 410-785-6200

This document reports that the largest and most complete collection of Sanborn fire insurance maps has been reviewed based on client supplied information, and fire insurance maps depicting the target property at the specified address were not identified.

NO COVERAGE

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**APPENDIX G:
RESUMES**

LANEICIA A. STONE*Senior Technical Relationship Manager***Education**

- Bachelor of Science, Civil Engineering, University of Texas at Arlington, 1993

Project Experience

- **Landfill, Carrollton, TX** Ms. Stone served as Project Scientist and was responsible for monthly field collection and client reporting of monitoring well and piezometer readings, as well as the surveying of water levels of streams and lakes near the existing two phases of the landfill. Ms. Stone also helped in the permitting of Phase III of this landfill, which included the installation of a High Density Poly-Urethane liner.
- **Rapid Transit Authority, Dallas, TX** Ms. Stone served as a Project Scientist for the remediation efforts, which were encountered during the excavation of contaminated soils for the underground DART system. This project included the field collection of samples and reporting directly to the DART authorities on remediation efforts of contaminated soils. These soils were removed and taken to an off-site location to be remediated and then were incinerated.
- **Airports, Houston, TX** Ms. Stone served as Project Manager over air monitoring and indoor air quality. Her responsibilities included the air monitoring and PCM sample analysis as well as project management and oversight of asbestos removal at the three city of Houston airports. This job included unlimited security clearance and access to all three airports (Ellington, Intercontinental and Hobby).
- **Walgreen Facilities (Nationwide)** Ms. Stone served as the environmental technical lead for a portfolio of 96 Walgreen facilities. Over half of these facilities had historical gas stations located on the asset lands which required further investigations (i.e. Phase II Subsurface Investigations and review of State files).

Industry Tenure

- Environmental: 1990
- EMG: September, 1995

Industry Experience

- Office
- Industrial
- Retail

Active Licenses/Registration

- Certified EPA/AHERA Building Inspector/205349, 1992
- EPA Model Curriculum for Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X), 1992
- OSHA/40 Hour Health and Safety Training/29 CFR 1910.120, 1991
- State of Texas Licensed Asbestos Management Planner (1995)
- Texas Certified Lead-based Paint Inspector/Risk Assessor/Management Planner, 1999
- CEI – Certified Environmental Risk Assessor, Environmental Assessment Association, 1991
- NIOSH 7400, Microscopic Identification of Asbestos, 1993

Professional Affiliations

- Society of Women Engineers (Young Woman of the Year, 1991)

Regional Location

- Houston, TX

REBECCA BLEAKLEY*Project Manager***Education**

- Bachelor of Civil Engineering from Georgia Institute of Technology, 1991

Project Experience

- **Roncalli Health Center, Danielson, CT** – Ms. Bleakley served as Project Manager for the Phase I Environmental Assessment for this 200 unit skilled nursing facility. Her duties included the review of numerous prior reports and documentation, a review of historical information, and on-site activities. Her expertise and recommendations were highly valued by the client.
- **Brookside Villa, Coventry, RI** – Ms. Bleakley conducted a Government Phase I Environmental Survey at this 350 unit site, which included the review of numerous prior reports and documentation, a review of historical information, and on-site activities. This investigation identified the existence of any on-site environmental issues, former site usages, remaining materials from former site usage, such as under ground storage tanks and identified regulated wastes and asbestos.
- **Highbrook Apartments, High Point, NC** – Ms. Bleakley served as Project Manager for the Property Condition Assessment and Phase I Environmental Survey for this 280,000 square foot apartment building. Her duties included the review of numerous prior reports and documentation, a review of historical information, and on-site activities. Her expertise and recommendations were highly valued by the client.
- **Courtyard by Marriott, New York, NY** – Ms. Bleakley served as Project Manager for the Property Condition Assessment and Phase I Environmental Survey for this 310 unit hotel. Her duties included the review of numerous prior reports and documentation, a review of historical information, and on-site activities. Her expertise and recommendations were highly valued by the client.
- **The Square One Mall, Saugus, MA** – Ms. Bleakley served as the field technician on the Property Condition Assessment and Phase I Environmental Survey of this 875,000 square foot retail mall. The client found her observations critical to their final business decision.

Industry Tenure

- Environmental: 1993
- EMG: June, 2001

Related Experience

- Multifamily Housing Portfolios

Industry Experience

- Healthcare/Sr. Housing
- Multifamily
- Office
- Industrial
- Hospitality

Active Licenses/Registration

- Asbestos Inspector and Management Planner, Mystic Air Quality Consultants, Inc. since 2000

Regional Location

- Charlotte, NC

VALARIE SHADDOX*Project Manager***Education**

- Bachelor of Science in Civil Engineering from Texas A&M University

Project Experience

- **Kinder Care, Throughout Texas – Ms. Shaddox** served as the assessor on the securitization of Kinder Care Day Centers. Her asbestos inspector license and lead certification qualified her to provide exemplary environmental services. The client found her observations critical to their final business decision.
- **Parkland Manor, Forestville, MD – Ms. Shaddox** conducted a Government Phase I Environmental Survey at this 160 unit site, which included the review of numerous prior reports and documentation, a review of historical information, and on-site activities. This investigation identified the existence of any on-site environmental issues, former site usages, remaining materials from former site usage, such as under ground storage tanks and identified regulated wastes and asbestos.
- **Doubletree Hotels – Ms. Shaddox** served as part of a team that assessed the hotels for pre-sale due diligence. Her asbestos inspector license and lead certification qualified her to provide exemplary environmental services. The client found her observations critical to their final business decision.
- **Renaissance Hotel, Fort Worth, Texas – Ms. Shaddox** served as the assessor for refinancing of the hotel. Her asbestos inspector license qualified her to provide exemplary environmental services. The client found her observations critical to their final business decision.
- **7500 San Felipe Street Office Building – Ms. Shaddox** served as the assessor for purchase of the building. Her asbestos inspector license qualified her to provide exemplary environmental services. The client found her observations critical to their final business decision.
- **Martin Industrial, Hyatsville, MD – Ms. Shaddox** served as Project Manager for the identification of environmental code violations at this industrial site. Her duties included inspections for existence of environmental volatile substances or hazards, developing plans for the removal or management of identified hazards and contractor management based on recommended abatement, investigation and/or remediation.

Industry Tenure

- Environmental: 1987
- EMG: August, 2001

Industry Experience

- Industrial
- Housing
- Retail
- Air Quality

Active Licenses/Registration

- Texas Department of Health Certified Asbestos Inspector, License Number 602208, expires April, 2005;
- Louisiana Department of Environmental Quality Certified Asbestos Inspector, License Number 110100, expires July 2004
- Texas Department of Health Certified Lead Inspector, License Number 2060717, expires April, 2005;
- Formal Air Quality Control Training
- Certified Environmental Assessment Consultant (EAC), certificate number 4504, since 1997
- Certified AHERA/EPA Building Inspector, certificate number NT081401-05, since 2001
- Certified Texas Asbestos Abatement Law and Regulations, certificate number TX463-17-7027, since 2001

Regional Location

- Houston, TX